

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Muskegon

State: MI

PJ's Total HOME Allocation Received: \$5,940,983

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State:	20			
% of Funds Committed	100.00 %	90.35 %	1	93.41 %	100		100
% of Funds Disbursed	97.35 %	83.25 %	1	84.68 %	97		98
Leveraging Ratio for Rental Activities	0.3	3.19	15	4.72	9		7
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	89.56 %	1	80.76 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	90.74 %	71.00 %	1	68.18 %	86		90
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	80.00 %	87.53 %	13	80.32 %	37		37
% of 0-30% AMI Renters to All Renters***	56.92 %	52.43 %	8	45.16 %	66		72
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.56 %	1	95.04 %	100		100
Overall Ranking:			In State:	8 / 20	Nationally:	67	69
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$14,849	\$26,400		\$26,037	65 Units		25.10 %
Homebuyer Unit	\$31,881	\$17,388		\$14,755	172 Units		66.40 %
Homeowner-Rehab Unit	\$6,630	\$22,638		\$20,487	22 Units		8.50 %
TBRA Unit	\$0	\$6,004		\$3,225	0 Units		0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Muskegon MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$19,249	\$75,176	\$9,062
State:*	\$78,938	\$73,007	\$19,377
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ:	3.4 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.89

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	47.7	29.4	36.4	0.0
Black/African American:	44.6	62.9	63.6	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.6	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.6	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	1.5	0.0	0.0	0.0
American Indian/Alaska Native and Black:	1.5	0.0	0.0	0.0
Other Multi Racial:	0.0	1.2	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	4.6	5.3	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	32.3	20.0	77.3	0.0
2 Persons:	38.5	19.4	9.1	0.0
3 Persons:	12.3	21.8	4.5	0.0
4 Persons:	12.3	20.0	9.1	0.0
5 Persons:	3.1	12.4	0.0	0.0
6 Persons:	1.5	5.3	0.0	0.0
7 Persons:	0.0	0.6	0.0	0.0
8 or more Persons:	0.0	0.6	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	36.9	37.1	9.1	0.0
Elderly:	7.7	4.1	81.8	0.0
Related/Single Parent:	33.8	30.6	4.5	0.0
Related/Two Parent:	9.2	26.5	0.0	0.0
Other:	12.3	1.8	4.5	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	1.5	0.0 #
HOME TBRA:	0.0	
Other:	16.9	
No Assistance:	81.5	

of Section 504 Compliant Units / Completed Units Since 2001 1

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Muskegon State: MI Group Rank: 67
(Percentile)
State Rank: 8 / 20 PJs Overall Rank: 69
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	90.74	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	80	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.92	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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